



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

4451 Sams Creek Rd
R282277
100919000040000
Lincoln

OWNER

Nicholas & Megan Dahl LLC

DATE PREPARED

08/29/2022

PREPARED BY

cbunn@firstam.com



First American Title

Customer Service 503.219.8746

cs.oregon@firstam.com

©2018 First American Financial Corporation and/or its affiliates.

All rights reserved. | NYSE: FAF | 39203000418

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



First American Title

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 8/29/2022

OWNERSHIP INFORMATION

Owner: Nicholas & Megan Dahl LLC

Parcel #: R282277

CoOwner:

Ref Parcel #: 100919000040000

Site: 4451 Sams Creek Rd OR 97391

TRS: 10S / 09W / 19

Mail: 1977 NW Bonney Dr Corvallis OR 97330

County: Lincoln

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 951800 Block: 1054

Neighborhood: RRNB

School Dist: Lincoln County School District

Impr Type:

Subdiv/Plat:

Land Use: 641 - Improved Special Assessed Forest Land

Std Land Use: AMSC - Agricultural Misc

Zoning: T-C - Timber Conservation

Lat/Lon: 44.6902478 / -123.8386628

Watershed: Upper Yaquina River

Legal: TWNSHP 10, RNG 09, ACRES 76.40,

POTENTIAL ADDITIONAL TAX LIABILITY,
DOC201407503

ASSESSMENT AND TAXATION

Market Land: \$238,530.00

Market Impr: \$0.00

Market Total: \$238,530.00 (2021)

% Improved: 0.00%

Assessed Total: \$49,580.00 (2021)

Levy Code: 260

Tax: \$589.73 (2021)

Millage Rate: 9.9224

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

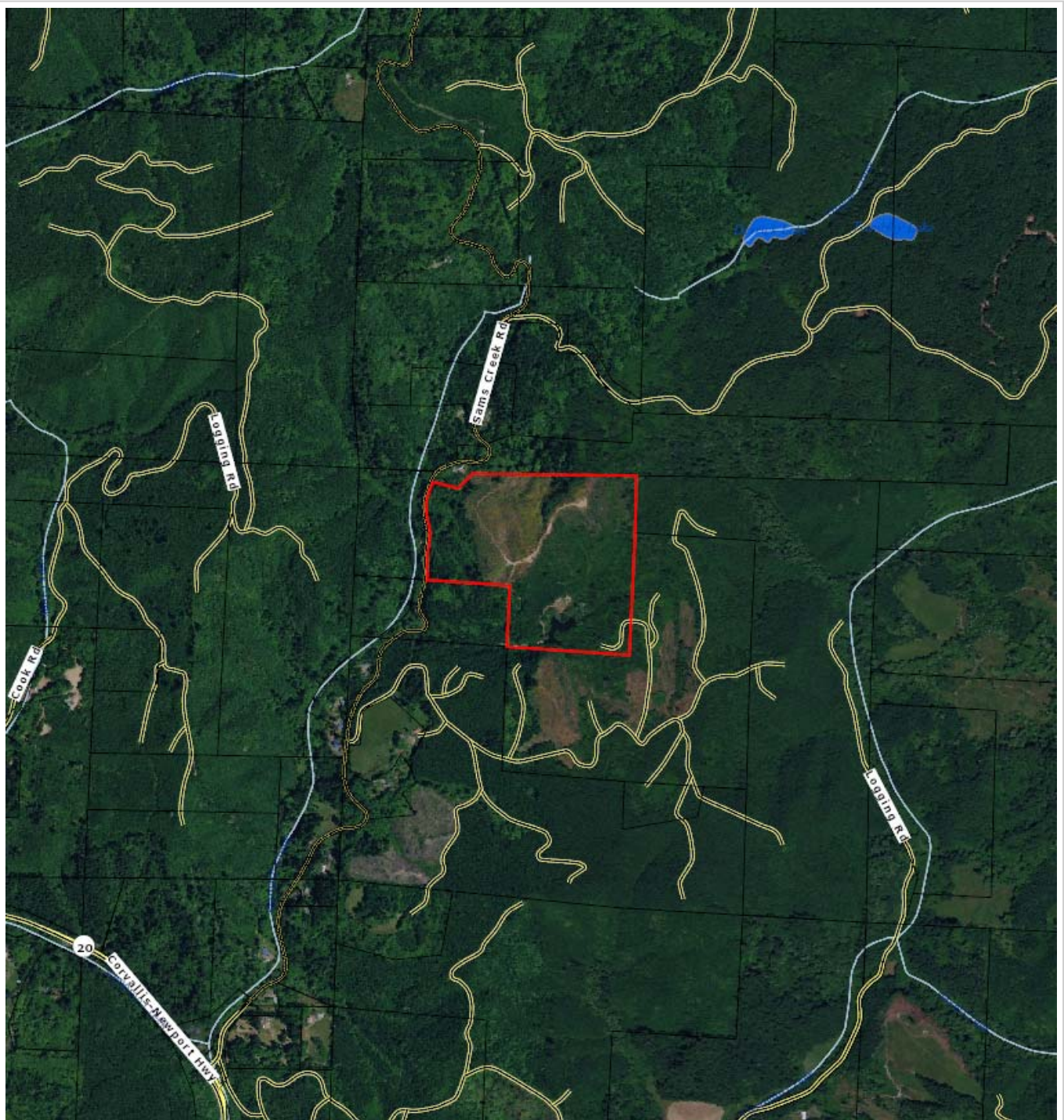
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 76.40 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 3,327,984 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
NICHOLAS & MEGAN DAHL LLC	09/02/2014	7503		Deed	\$275,000.00	Private Party Lender

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

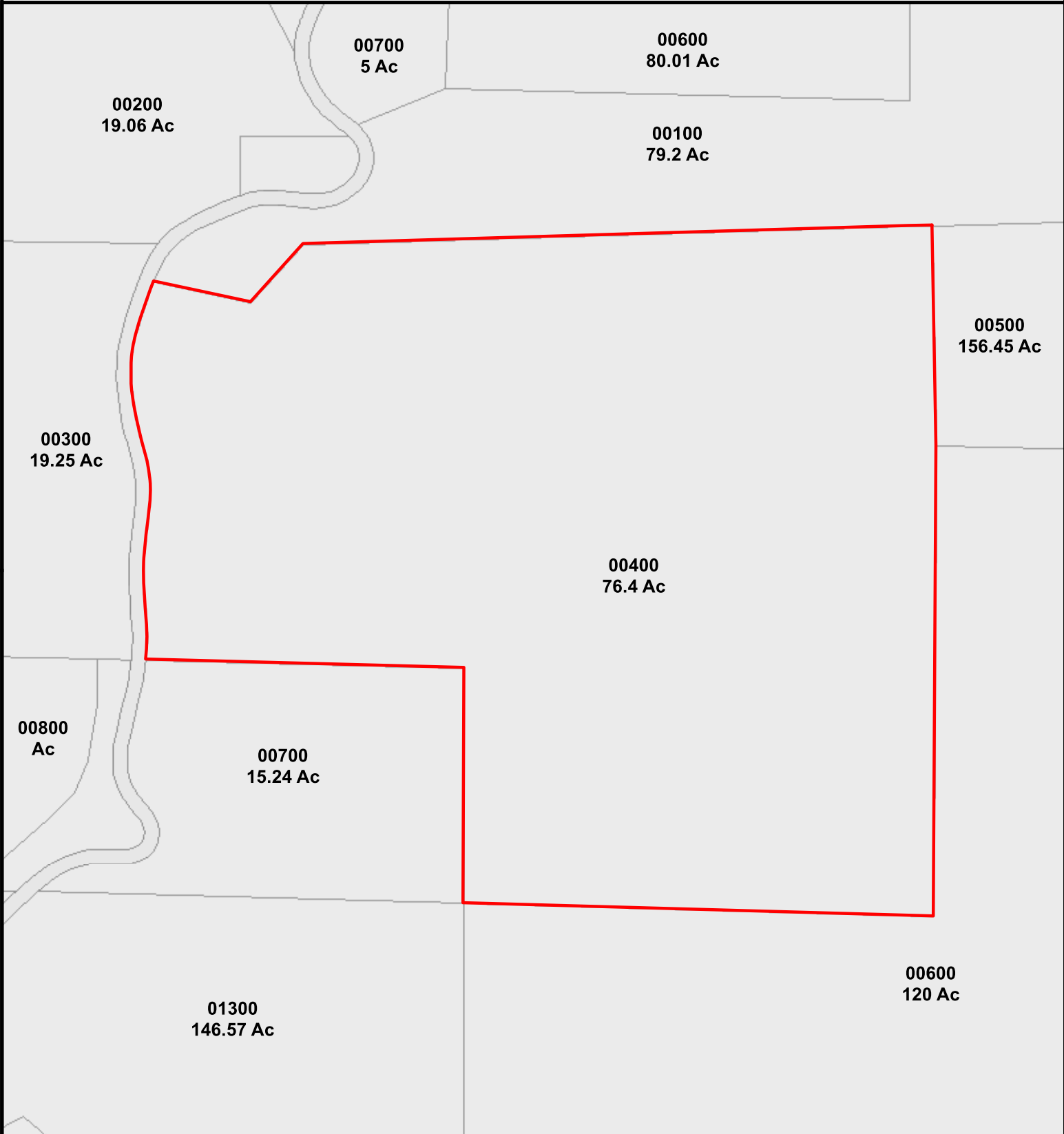
Aerial Map



First American Title

Parcel ID: R282277

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Taxlot



Subject



Taxlot



First American Title

10-09-19-00-00400-00
4451 Sams Creek Rd
Toledo, OR 97391



Aerial



Subject



Taxlot

8/29/2022

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. <https://www.homejunction.com/> School information is copyrighted and provided by GreatSchools.org. <https://www.greatschools.org>



First American Title

10-09-19-00-00400-00
4451 Sams Creek Rd
Toledo, OR 97391



Aerial



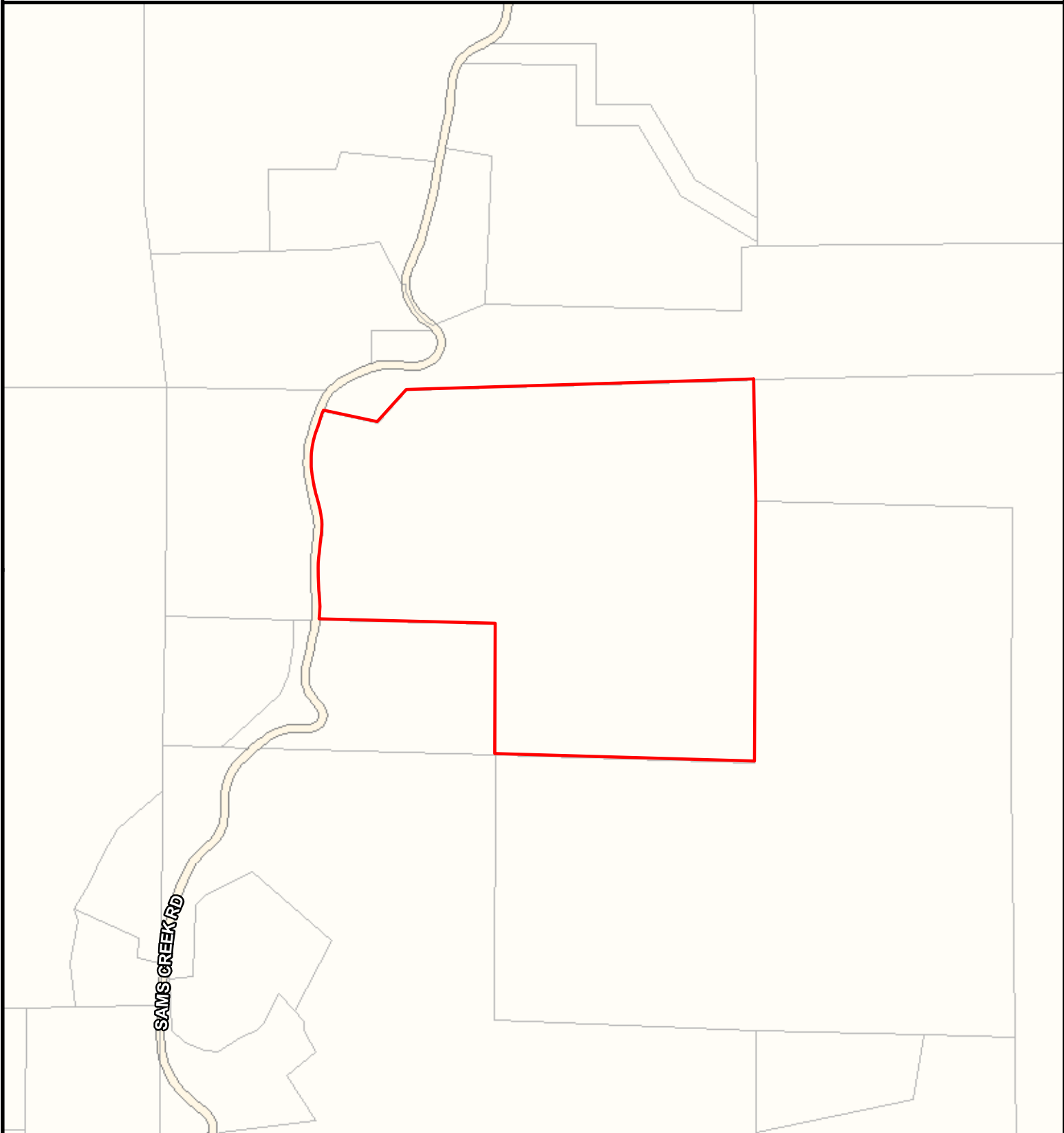
Subject



Taxlot

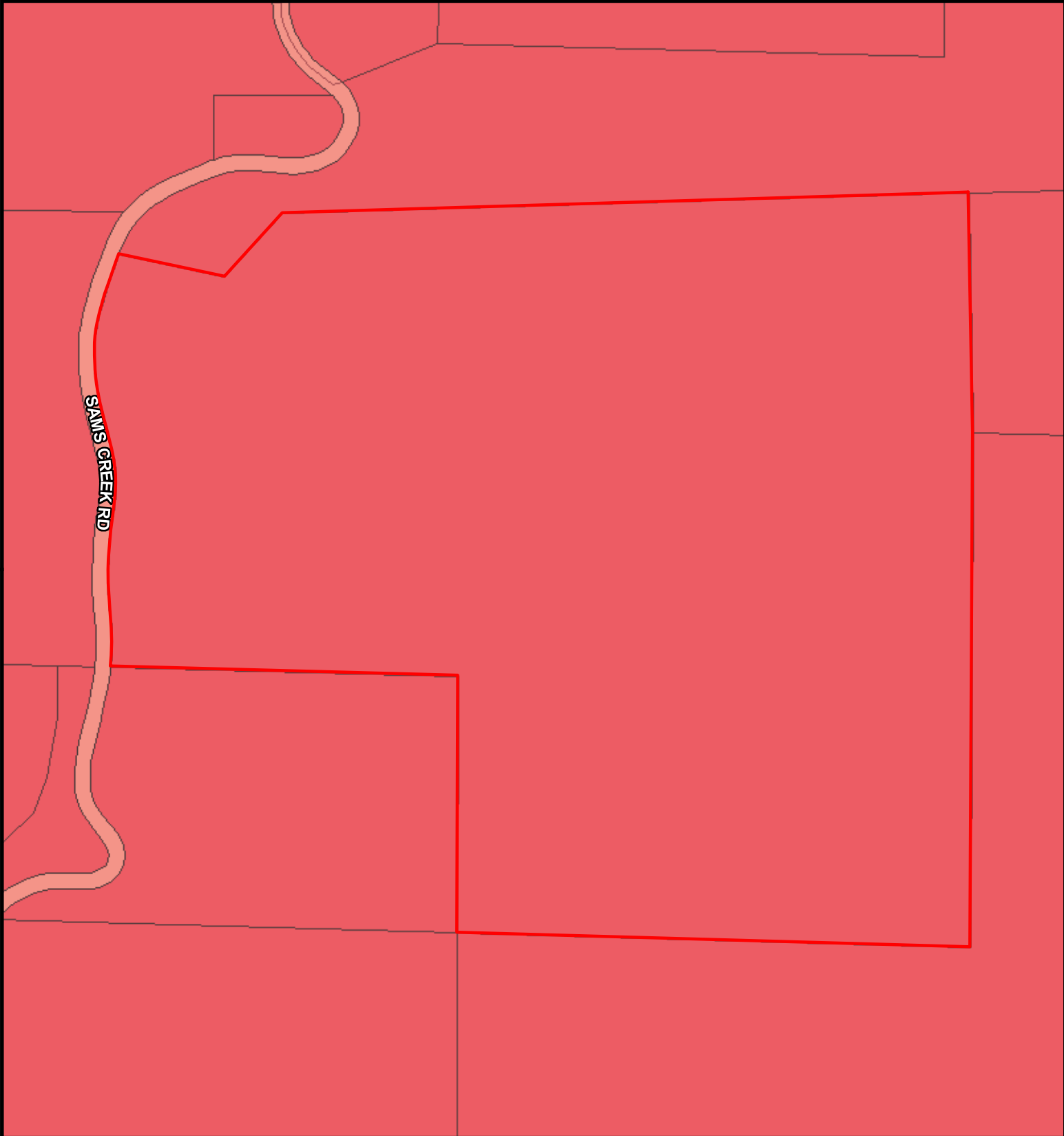
8/29/2022

First American Title Insurance Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. <https://www.homejunction.com/> School information is copyrighted and provided by GreatSchools.org. <https://www.greatschools.org>



Community

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Hospital
-  Fire Station
-  Library
-  City Limits
-  Parks



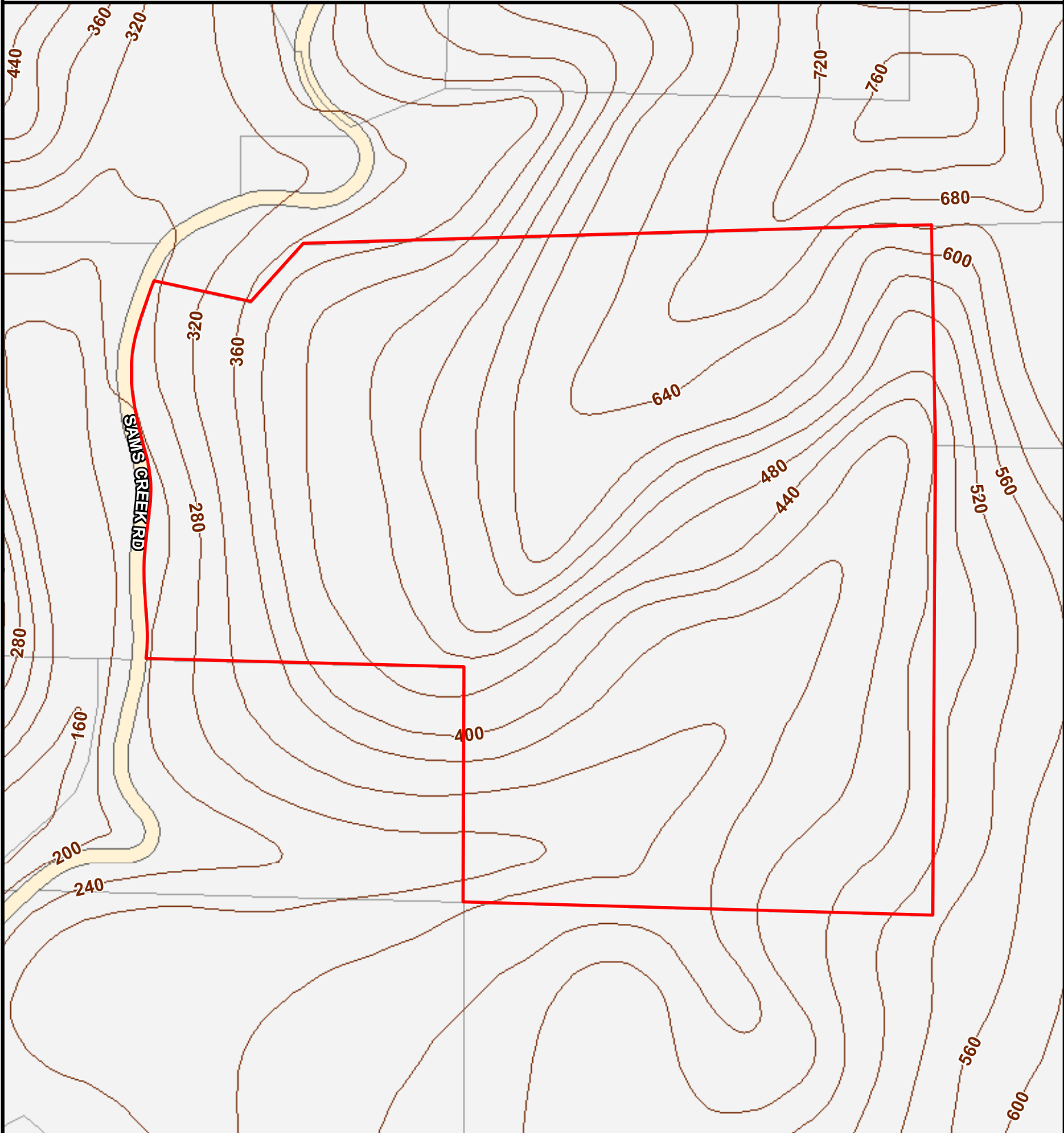
Zoning





Subject



Taxlot

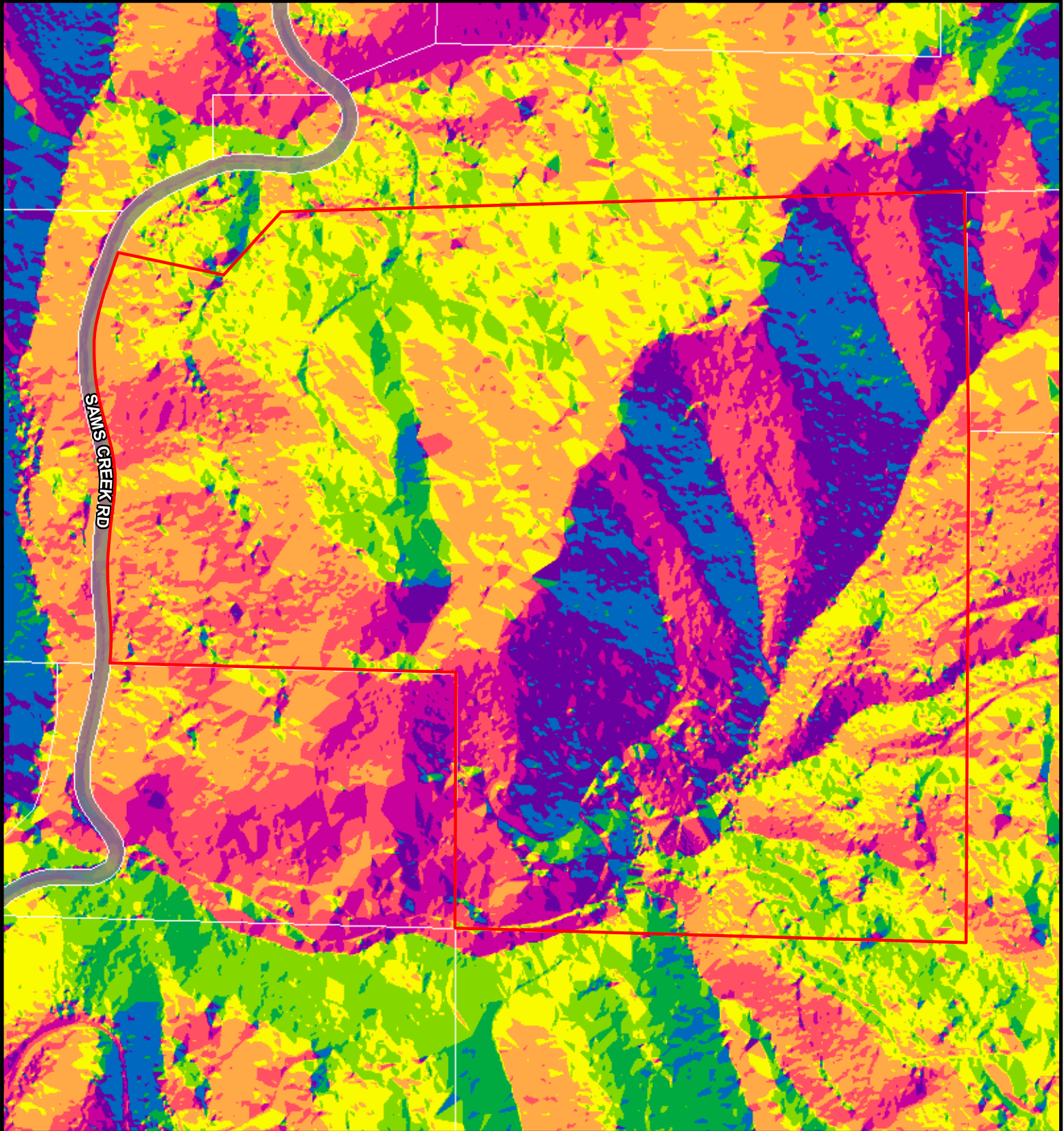


Natural Features

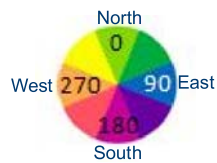
-  Contour
-  1% Annual Chance Flood
-  0.2% Annual Chance Flood
-  Special Floodway
-  Wetlands
-  Area of Undetermined Flood
-  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
-  Future Conditions 1% Annual Chance Flood Hazard

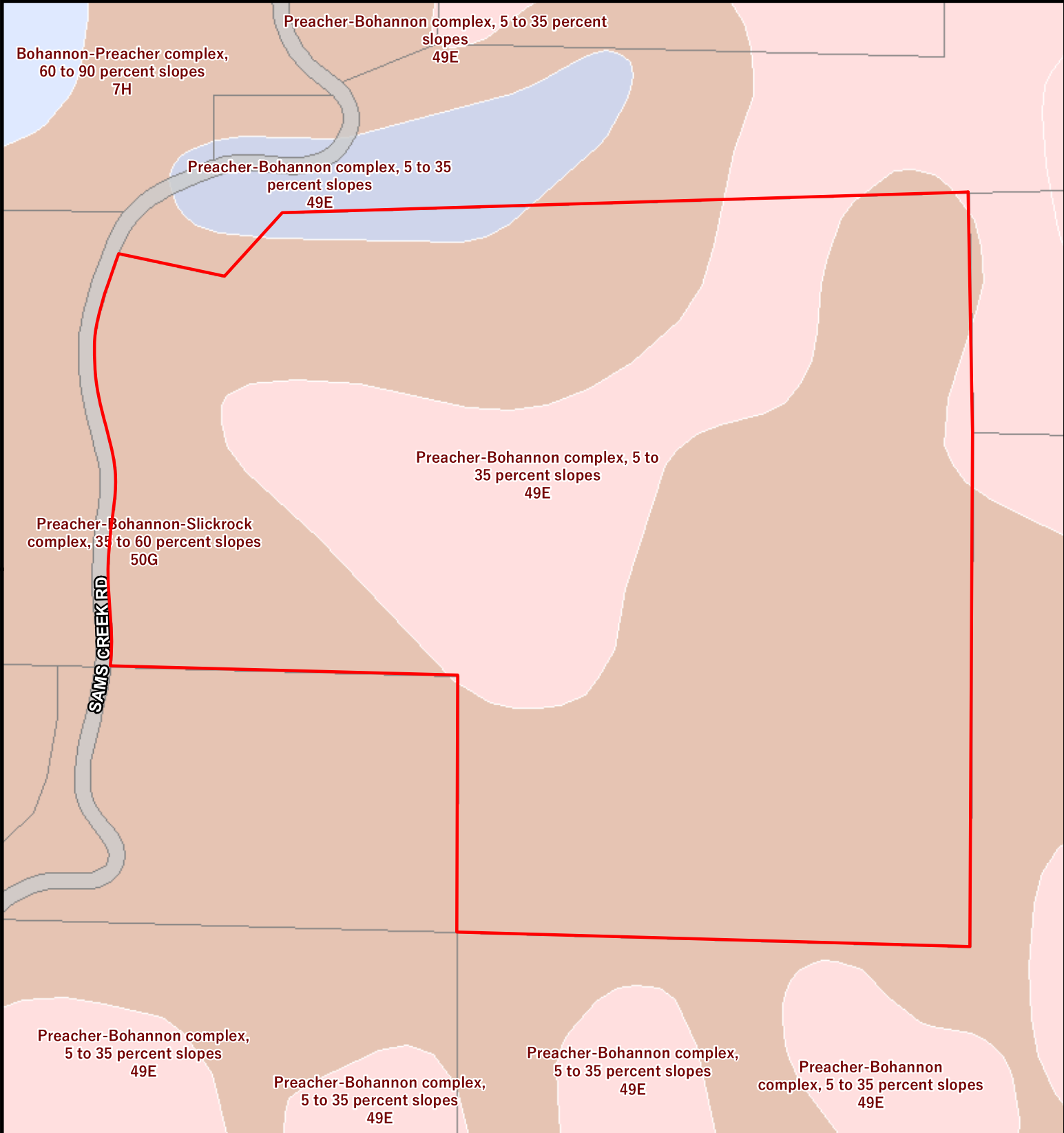
8/29/2022

First American Title Insurance Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. <https://www.homejunction.com/> School information is copyrighted and provided by GreatSchools.org. <https://www.greatschools.org>



Aspect





Soil



Subject



Taxlot



00093676201400075030030032

I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.

Dana W. Jenkins, Lincoln County Clerk



After recording return to: WTE NPT Order Number: 90264-JLS
 Western Title & Escrow 255 SW Coast Hwy., Suite 100 Newport, OR 97365
Grantee Name(s)
Nicholas & Megan Dahl, LLC Attn: Nicholas D. Dahl P.O. Box 22 Toledo, OR 97391
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Charles B. Kirkdoffer and Sharon L. Kirkdoffer, as to Parcel I and Charles Brittsan Kirkdoffer and Sharon Lou Kirkdoffer, as tenants by the entirety, as to Parcels II, III and IV

Grantor(s) convey and warrant to

Nicholas & Megan Dahl, LLC, an Oregon limited liability company, Grantee the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Account: **R500265**
Map & Tax Lot: **10-09-19-00-00700**
Account: **R275196**
Map & Tax Lot: **10-09-19-00-00600**
Account: **R282277**
Map & Tax Lot: **10-09-19-00-00400**
Account: **R284634**
Map & Tax Lot: **10-09-19-00-01200**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$375,000.00**. (Here comply with requirements of ORS 93.030.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this _____ day of August, 2014

Charles Brittsan Kirkdoffer

Charles Brittsan Kirkdoffer also known as
Charles B. Kirkdoffer

Sharon Lou Kirkdoffer

Sharon Lou Kirkdoffer, also known as
Sharon L. Kirkdoffer

State of Washington, County of Pierce) ss.

This instrument was acknowledged before me on this 29th day of August, 2014 by **Charles Brittsan Kirkdoffer, Charles B. Kirkdoffer, Sharon L. Kirkdoffer and Sharon Lou Kirkdoffer**

[Signature]
Notary Public for the State of Washington
My commission expires: 07/05/2018

MICHELLE MERKLEY
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
07-05-18

EXHIBIT "A"

PARCEL I:

That portion of the South half (S 1/2) of U.S. Lot 5 in Section 19, Township 10 South, Range 9 West of the Willamette Meridian, Lincoln County, Oregon, lying East of the centerline of an unnamed creek.

PARCEL II:

The Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4); the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) in Section 19, Township 10 South, Range 9 West of the Willamette Meridian, Lincoln County, Oregon.

PARCEL III:

U.S. Lot 3; the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and those portions of U.S. Lot 4 and the North half (N 1/2) of U.S. Lot 5, lying East of the Sam's Creek County Road, in Section 19, Township 10 South, Range 9 West of the Willamette Meridian, Lincoln County, Oregon.

EXCEPTING THEREFROM that portion described in Warranty Deed recorded June 18, 1993 in Book 263, Page 681, Lincoln County Records.

PARCEL IV:

The following described portion of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4):

Commencing at the Northwest corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 19, Township 10 South, Range 9 West of the Willamette Meridian, Lincoln County, Oregon, said beginning point marked by a 3/4 inch iron pipe from which a Fir 12 inches bears South 64°30' West 38 feet marked and a Fir 14 inches bears South 85° East 90 feet, more or less, and a Fir Snag 60 inches bears North 35° West 30 feet, more or less; thence South along the forth line 7.6 chains to a reference iron; thence North 78° East 12.1 chains to a pipe on a North-South ridge 25 feet, more or less, North of a knob thereon; thence North 09° East 5.2 chains through a 3/4 inch iron pipe referenced from which a Fir 18 inches bears 80° West 20 feet and a Fir 14 inches bears North 45° West 30 feet on same ridge to the North line of said Quarter Quarter Section; thence Westerly along the subdivision line to the Point of Beginning.